



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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133 Sunrise Heath
Cochrane, Alberta

MLS # A2246906



\$899,900

Division:	Sunset Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,420 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks		

Inclusions: N/A

This is a rare opportunity to own a fully developed BUNGALOW in the sought after community of Sunset Ridge. Not only that, it's a corner lot, walking distance to the K-8 school, playgrounds and beautiful walking paths connecting all the way to downtown and the Bow River! Introducing the ETHAN model. Voted as Cochrane's Builder of the Year 2 years in a row, you can be sure to expect nothing but quality from Aspen Creek Designer Homes. A beautiful open concept layout including an office/den, laundry and primary suite all on the main floor. The central kitchen is incredible with stainless steel appliances, a beautiful quartz counter & island and custom cabinetry. The adjacent living room is anchored by a gas fireplace and access to your back deck here. 2 additional bedrooms, a generous games room and rough-in for a wet bar complete the lower level. West Facing backyard is the cherry on top!